



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

FRANCIS G. SLAY, Mayor

**STRATEGIC LAND USE PLAN
AMENDMENT NO. 13/2015
Per 89.340 RSMo (2000) As Amended**

CERTIFIED COPY


SUSAN A. STAUDER, CHAIRMAN

Apr. 1, 2015
DATE

PLANNING COMMISSION

File No. PDA-155-04-COMP

Final Approved April 1, 2015

To: City of St. Louis Planning Commission

From: Don Roe

Subject: Amendment of the Strategic Land Use Plan (2005) of the St. Louis Comprehensive Plan
(Amendment #13 -- Chouteau Gateway)

Date: April 1, 2015

Executive Summary

The Presentation and Public Hearing for proposed Amendment #13 of the Strategic Land Use Plan of the St. Louis Comprehensive Plan will be held at the April 1, 2015 Planning Commission meeting. The public review period opened on March 10, 2015 and will end on April 1, 2015.

The proposed amendment is based on a planning process for a new vision for the Forest Park Southeast neighborhood. The process has been led by Park Central Development. The focus of SLUP Amendment #13 is a portion of a key sub-area of the neighborhood, called Chouteau Gateway. The area is located along Chouteau Ave. and Manchester Ave., near the intersections of Sarah St. and Vandeventer Ave. Approval of the SLUP amendment would facilitate the development of Chouteau's Grove, a mixed-use development project proposed by Green Street Development Group, LLC.

The proposed amendment proposes changing the area's three existing Strategic Land Use Categories to a new category -- Specialty Mixed Use Area. A SLUP amendment that would address changes for the remainder of the neighborhood will be presented to the Planning Commission for its review later this year.

Recommended Action

That the Planning Commission adopts and approves Amendment #13 of the Strategic Land Use Plan of the St. Louis Comprehensive Plan.



Background

The Strategic Land Use Plan (SLUP) was initially adopted on January 5, 2005 and has been amended subsequently as part of the St. Louis Comprehensive Plan. Section 3.48.100.A of the St. Louis City Revised Code provides that “the adoption of a Comprehensive Plan or of any part, amendment, revision, extension or addition shall be by resolution of the Planning Commission carried by the affirmative votes of a majority of all the members of the Planning Commission at a regular or special meeting thereof.” Prior to adoption or amendment, the Planning Commission shall conduct a public hearing as part of the review and approval process. Adoption and all amendments to the SLUP have been implemented according to procedures required by City Code and Section 89.360 RSMo. (2000).

The attached Exhibit “A” provides background information and recommendations for the proposed SLUP amendment. This document has been available for public review on PDA’s website (<https://www.stlouis-mo.gov/government/departments/planning/planning/adopted-plans/strategic-land-use/Amendments.cfm>) since March 10, 2015. Additional information has been compiled and will be presented in the following narrative, and a presentation will be made by PDA staff at the April 1, 2015 Planning Commission meeting. The final resolution for SLUP Amendment #13, as approved on April 1, 2015, is available at PDA’s office and on PDA’s website.

- The proposed SLUP amendment is based on a planning process for a new vision for the Forest Park Southeast neighborhood. (The study area technically includes most of -- but not all of -- the Forest Park Southeast neighborhood and small portions of the Midtown and Botanical Heights neighborhoods.) The neighborhood planning process -- A Vision for the Forest Park Southeast Neighborhood -- has included extensive public input opportunities, including four public meetings. The planning process has been led by Park Central Development, a community development corporation which serves neighborhoods located in the 17th ward, and H3 Studio, its consulting firm.
- The focus of SLUP Amendment #13 is a portion of a key sub-area of the neighborhood, called Chouteau Gateway -- one of the neighborhood vision document’s three strategic redevelopment areas. The area is located along Chouteau Ave. and Manchester Ave., near the intersections of Sarah St. and Vandeventer Ave. A portion of the area is located within the boundaries of the Grove Community Improvement District (CID). The area’s name refers to its location and function as the primary eastern entrance to the neighborhood.
- The neighborhood vision document states that this area is the best development opportunity in the neighborhood and one of the few areas in the neighborhood that can accommodate large-scale development projects. It further states that Sarah St. has the potential to become a significant connection to CORTEX and the new MetroLink station. Three design options and a preferred plan are proposed for the area. The preferred plan calls for mixed-use development and rehabbed buildings along Sarah St., mixed-use development along Manchester Ave. and Vandeventer Ave., surface and structured parking, street improvements and plazas. (See Exhibit “A” for two pages from the neighborhood vision document regarding Chouteau Gateway.)
- The portion of Chouteau Gateway that makes up the proposed SLUP amendment area currently includes seven parcels on four city blocks. (An aerial photo of the area is included in

Exhibit “A”). The existing uses on the seven parcels are listed below. Photos of the existing uses will be shown at the April 1, 2015 Planning Commission meeting.

- A commercial use, a recently built Commerce Bank building, 901 S. Vandeventer Ave.; and a commercial use, a vacant large commercial building that was formerly occupied by Commerce Bank and is proposed to be demolished, on City Block 3957.
 - A commercial use, a ZX gas station/Chouteau Mini Mart, 4105 Chouteau Ave.; and two small vacant lots, on City Block 3965.
 - A commercial use, a surface parking lot, on City Block 5114.01.
 - A commercial use, Armor Door & Key, 4014 Chouteau Ave., on City Block 3993.21.
- Approval of the SLUP amendment would facilitate the development of Chouteau’s Grove, a mixed-use development project proposed by Green Street Development Group, LLC. The proposed \$85.5 million development project covers approximately six acres. It includes approximately 290 market-rate apartments, approximately 78,000 square feet of retail and restaurant space (including a potential grocery store), approximately 675 parking spaces in two garages, a plaza and related streetscape and infrastructure improvements. A preliminary site plan of the proposed development project is included in Exhibit “A”. Please note that changes to the development project are currently being considered. Thus, the preliminary site plan is subject to change. An update on the development project will be provided at the April 1, 2015 Planning Commission meeting.

Recommendations

Some aspects of the neighborhood vision’s proposed land uses and character, as well as those of the proposed development project, are in conflict with the existing SLUP map. Thus, the SLUP amendment will propose changes that will better reflect the neighborhood vision’s proposed land uses and character.

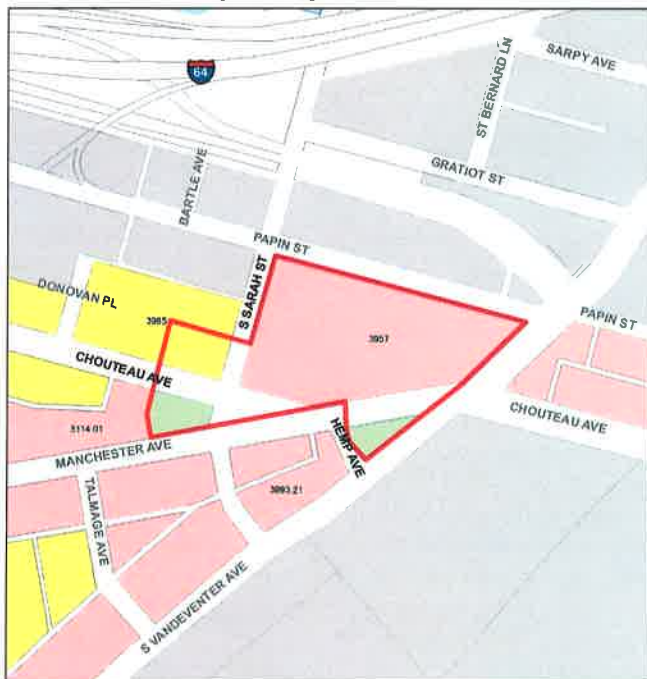
Currently, the area includes the following three Strategic Land Use Categories: Neighborhood Preservation Area (NPA), Neighborhood Commercial Area (NCA) and Recreational/Open Space Preservation and Development Area (ROSPDA). SLUP Amendment #13 proposes changing the existing three Strategic Land Use Categories -- NPA, NCA and ROSPDA -- to Specialty Mixed Use Area (SMUA). The SMUA Strategic Land Use Category is defined as: *“Areas like Downtown where it is intended that a unique mix of uses be preserved and developed.”* The SMUA designation would better reflect the neighborhood vision’s proposed land uses and character. A summary of the proposed changes is shown in the table on the following page. Maps of the existing SLUP and approved SLUP amendment are also shown on the following page.

A SLUP amendment that would address changes for the remainder of the neighborhood will be presented to the Planning Commission for its review later this year. Following these SLUP amendments, a proposed form-based district -- a zoning overlay district that would codify the new vision for the neighborhood -- will be presented to the Planning Commission for its review later this year.

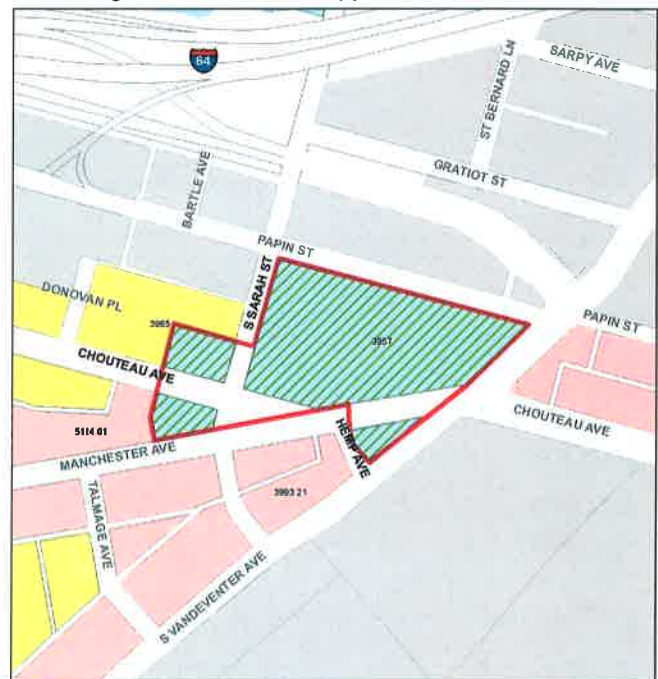
Table of Strategic Land Use Map Changes -- Amendment #13

Description of Area or Project	Neighborhood Name	Nbr #	City Block #	Current SLUP	Proposed SLUP
Chouteau Gateway	Forest Park Southeast	39	3957 3965 3993.21 5114.01	NPA NCA ROSPDA	SMUA

Existing Strategic Land Use Plan



Strategic Land Use Plan Approved Amendment #13



Comments

Public comments were solicited via public notices in The City Journal and St. Louis Daily Record on Tuesday, March 10, 2015. Written and oral comments on proposed SLUP Amendment #13 could be made at the Public Hearing. Comments could also be made prior to the hearing by e-mail, postal mail or fax. The public notice referenced a link to background information and recommendations on SLUP Amendment #13 that was available on PDA's website (<http://stlouis-mo.gov/planning>). (See Exhibit "A").

No written comments by e-mail, postal mail or fax were received prior to the Public Hearing.

At the Planning Commission meeting on April 1, 2015, the Commission took up items 4 and 5, *PDA-155-04-CMP – Strategic Land Use Plan Amendment #13 –Conduct a Presentation and Public Hearing and Adoption of Amendment – Chouteau Gateway – Forest Park Southeast Neighborhood (CB 3957, 3965, 3993.21 & 5114.01)*. Roman Kordal provided an overview of the project giving rise to the proposed change and of the existing land uses in the affected area. Matt Green, Project Manager at Park Central Development, explained to the Commission how his organization assisted in gathering neighborhood input and created the vision document *A Vision for the Forest Park Southeast Neighborhood*. He observed the proposed modification to the SLUP was consistent with this document. Chair Stauder next opened the public hearing, and observed that no members of the public were present. Staff reported that no written comments had been received. After asking for public comment and receiving no response, Chair Stauder closed the public hearing. Alderwoman Krewson moved to approve the resolution, and Commissioner Brown seconded. All Commissioners present voted to approve by roll call vote: Ald. Krewson, Ald. Cohn, Chair Stauder, Rich Bradley, Ivy Neyland-Pinkston, Patrick Brown, Ted Spaid, Dave Visintainer.

If SLUP Amendment #13 is approved, all approved items will be placed in the Planning Commission files, and the City's computer-based Geographic Information System (GIS) will be updated with the changes. Notification of Amendment #13 of the SLUP map will be certified by the Chairman and conveyed as required by City Code and Missouri statute, in keeping with changes to the Comprehensive Plan for the City of St. Louis, to the following City entities: the Board of Aldermen, the City Register, and the Recorder of Deeds with a complete set of prior amendments, original document, and updated map of the entire City which reflects all the amendments.

PDA promotes the use of the Strategic Land Use Plan of the St. Louis Comprehensive Plan as a citywide document and the published printed maps have stimulated much discussion as a tool that depicts the urban character of areas of the City and also shows areas with opportunities for various types of investment.

SLUP information is available on PDA's website. The printed version directs one to the website for updates. The website allows people to zoom in to view specific areas of the City, as viewing the entire City is difficult on the computer. This update will make close-in views accurate and up to date. Printed map copies are available for a fee.

Requested Action

That the Planning Commission **adopts and approves Amendment #13 of the Strategic Land Use Plan of the St. Louis Comprehensive Plan** -- as shown on the table and map -- inclusive of all prior amendments.

NOW, HAVING COMPLIED WITH ALL PROCEDURAL REQUIREMENTS, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. All prior amended versions of the Strategic Land Use Plan are ratified.
2. Having conducted a Public Hearing, Amendment #13 of the Strategic Land Use Plan of the St. Louis Comprehensive Plan -- as shown on the table and map -- is hereby adopted and approved.
3. The Director of Planning of the Planning and Urban Design Agency is hereby directed to seek and affix the signature of the Chairman of the Planning Commission to the relevant materials as certification of action and of the copies and distribute copies of the materials to the Board of Alderman, the City Register, the Recorder of Deeds and make any other required notifications or filings of this amendment as a part of the Strategic Land Use Plan.

The motion before the Planning Commission approving Resolution PDA-155-04-CMP was approved by a vote of eight in favor, none against, on April 1, 2015.

BY THE PLANNING COMMISSION

 Chair

Dated at St. Louis, Missouri on April 1, 2015

Exhibit A

Proposed Amendment #13
of the Strategic Land Use Plan (SLUP)
of the St. Louis Comprehensive Plan

The City of St. Louis Planning Commission is holding a Public Hearing on Wednesday, April 1, 2015 at 5:30 p.m. at 1520 Market St., Suite 2000 regarding Amendment #13 of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan at its regular meeting.

The SLUP is the City's general land use plan that covers the entire City. It categorizes each city block into one (sometimes more) broad land use/development category, known as a Strategic Land Use Category.

A table summarizing the proposed changes for the area is shown below. Background information and recommendations for the proposed land use changes are provided.

Written and oral comments on proposed Amendment #13 can be made at the Public Hearing. Comments also can be made prior to the hearing in care of Roman Kordal by e-mail at kordalr@stlouis-mo.gov, by mail at Roman Kordal, City of St. Louis Planning and Urban Design Agency, 1520 Market St., Suite 2000, St. Louis, MO 63103, or by fax at 314-613-7014. These comments will be forwarded to the Planning Commission for its review at the Public Hearing and before a vote on proposed Amendment #13. For further information, please contact Roman Kordal at 314-657-3872.

Table of Strategic Land Use Map Changes -- Amendment #13

Description of Area or Project	Neighborhood Name	Nbr #	City Block #	Current SLUP	Proposed SLUP
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**Proposed SLUP Amendment #13
Chouteau Gateway
Background Information and Recommendations**

Proposed Strategic Land Use Plan Amendment #13 is a proposal to amend the City's Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan for a small area located in the Forest Park Southeast neighborhood.

Proposed SLUP Amendment #13 is based on a planning process for a new vision for the Forest Park Southeast neighborhood. (The study area technically includes most of the Forest Park Southeast neighborhood and small portions of the Midtown and Botanical Heights neighborhoods.) The neighborhood planning process -- A Vision for the Forest Park Southeast Neighborhood -- has included extensive public input opportunities, including four public meetings. The planning process has been led by Park Central Development, a community development corporation which serves the neighborhoods located in the 17th ward, and H3 Studio, its consulting firm.

The focus of SLUP Amendment #13 is a portion of a key sub-area of the neighborhood, called Chouteau Gateway. The area is located along Chouteau Ave. and Manchester Ave., near the intersections of Sarah St. and Vandeventer Ave. A portion of the area is located within the boundaries of the Grove Community Improvement District (CID). The area's name refers to its location and function as the primary eastern entrance to the neighborhood.

The neighborhood vision document states that this area is the best development opportunity in the neighborhood and one of the few areas in the neighborhood that can accommodate large-scale development projects. It further states that Sarah St. has the potential to become a significant connection to CORTEX and the new MetroLink station. Three design options and a preferred plan are proposed for the area. The preferred plan calls for mixed-use development and rehabbed buildings along Sarah St., mixed-use development along Manchester Ave. and Vandeventer Ave., surface and structured parking, street improvements and plazas. (See the attached two pages regarding Chouteau Gateway from the neighborhood vision document.)

The portion of Chouteau Gateway that makes up the proposed SLUP amendment area currently includes seven parcels on four city blocks. (See the attached aerial photo.) The existing uses on the seven parcels are listed below:

- A commercial use, a recently built Commerce Bank building, 901 S. Vandeventer Ave.; and a commercial use, a vacant large commercial building that was formerly occupied by Commerce Bank and is proposed to be demolished, on City Block 3957.
- A commercial use, a ZX gas station/Chouteau Mini Mart, 4105 Chouteau Ave.; and two small vacant lots, on City Block 3965.

- A commercial use, a surface parking lot, on City Block 5114.01.
- A commercial use, Armor Door & Key, 4014 Chouteau Ave., on City Block 3993.21.

Approval of the SLUP amendment would facilitate the development of Chouteau's Grove, a mixed-use development being proposed by Green Street Development Group, LLC. The proposed \$85.5 million development project covers approximately six acres. It includes approximately 290 market-rate apartments, approximately 78,000 square feet of retail and restaurant space (including a potential grocery store), approximately 675 parking spaces in two garages, a plaza and related streetscape and infrastructure improvements. (A preliminary site plan of the proposed development project (subject to change) is attached.)

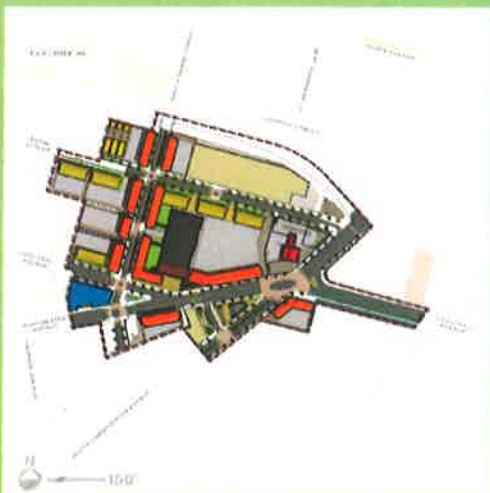
The neighborhood vision's proposed land uses and character, as well as those of the proposed development project, are in conflict with the existing SLUP map. Thus, the SLUP amendment will propose changes that will reflect the neighborhood vision's proposed land uses and character.

Currently, the area includes the following three Strategic Land Use Categories: Neighborhood Preservation Area (NPA), Neighborhood Commercial Area (NCA) and Recreational/Open Space Preservation and Development Area (ROSPDA). SLUP Amendment #13 proposes changing the three Strategic Land Use Categories -- NPA, NCA and ROSPDA -- to Specialty Mixed Use Area (SMUA). The SMUA Strategic Land Use Category is defined as: *"Areas like Downtown where it is intended that a unique mix of uses be preserved and developed."* Maps of the existing SLUP and proposed SLUP amendment are attached.

A SLUP amendment that would address changes for the remainder of the neighborhood will be presented to the Planning Commission for its review later this year. Following these SLUP amendments, a proposed form-based district -- a zoning overlay district that would codify the new vision for the neighborhood -- will be presented to the Planning Commission for its review later this year.



PLAN OPTION A: INCREMENTAL



PLAN OPTION B: MASTER DEVELOPMENT



PLAN OPTION C: EXPAND NEIGHBORHOOD

Chouteau Gateway

Situated at the intersection of Sarah, Chouteau, Manchester, and Vandeventer, this area represents the best development opportunity in the neighborhood, and is the key eastern entrance to the neighborhood. It is one of few areas in the neighborhood that can accommodate large scale developments. Sarah Street has the potential to become a significant connection to CORTEX and the new MetroLink Station.

Plan Option A: LOW SCALE

Sarah Street is closed between Chouteau and Manchester. Papin is closed at Vandeventer to simplify circulation. Parcels are developed incrementally with mixed-use and multi-family residential; and multi-family residential replaces the large warehouse on Papin. A new institutional building occupies the triangular site at the corner of Manchester and Chouteau; and a new green plaza occupies the triangular site at Manchester and Vandeventer. Surface parking is provided behind the new developments on the block interior.

Plan Option B: SARAH FOCUS

Sarah Street is developed with taller mixed-use buildings; and Papin gets infill residential development. A new institutional building occupies the triangular site at the corner of Manchester and Chouteau; and a new paved plaza occupies the site at Manchester and Vandeventer. Surface and structured parking are behind the buildings. The intersections of Manchester and Sarah, and Vandeventer and Chouteau are improved.

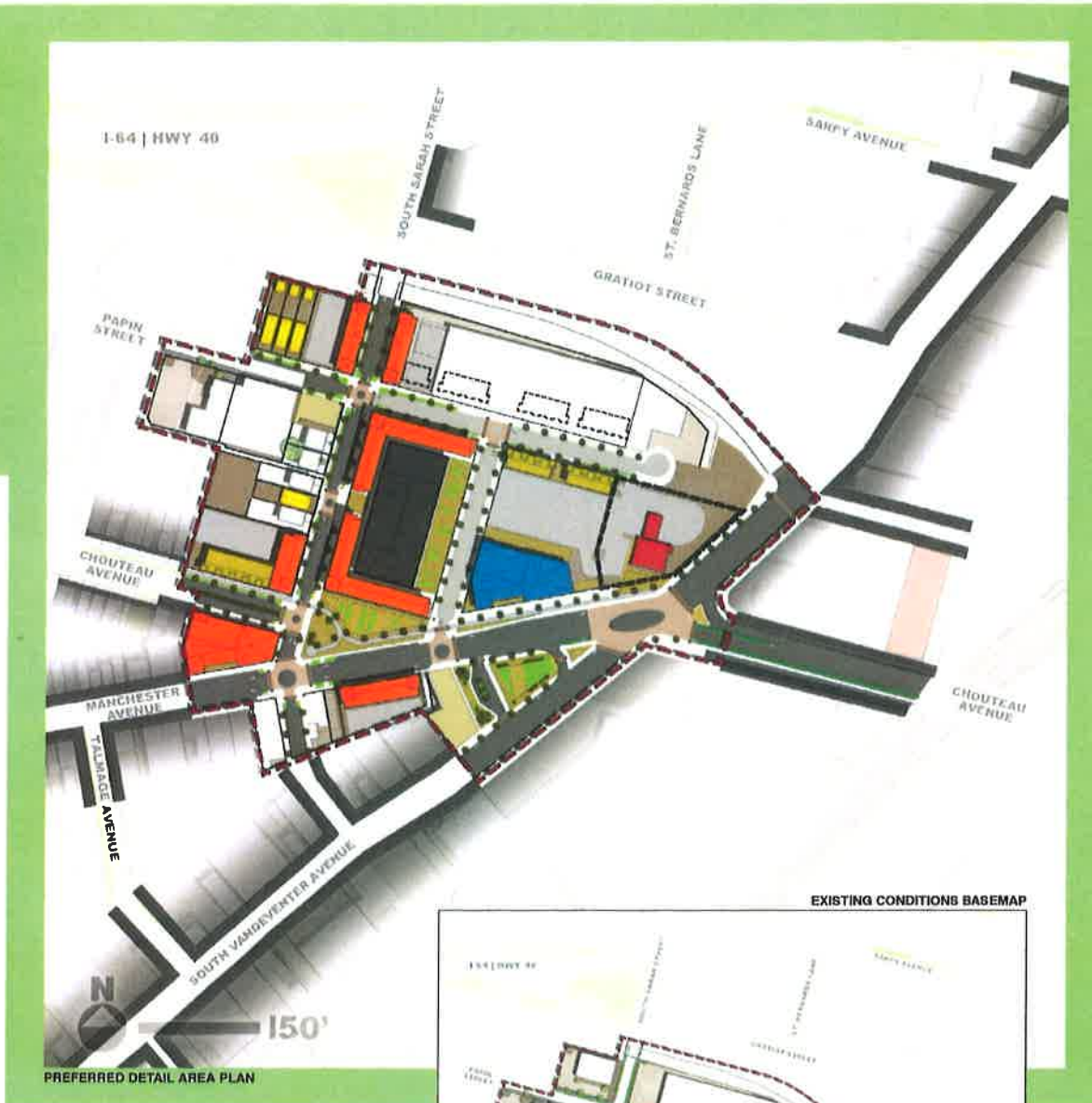
Plan Option C: MASTER DEVELOPMENT

Chouteau ends at Sarah with a bike and pedestrian plaza and the intersection at Sarah and Manchester is improved. Large scale mixed-use development fronts Sarah and a new street. Papin is closed at Vandeventer and redeveloped with multi-family residential. A new institutional building fronts Manchester and a green plaza. Structured parking serves the new development.

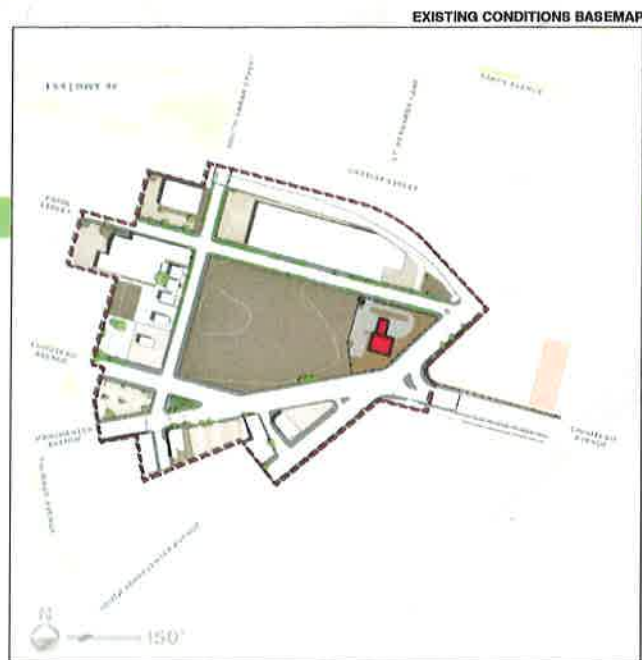
Preferred Plan

Chouteau ends at Sarah with a boulevard, multi-use trail and pedestrian plaza. The intersection at Sarah and Manchester is improved. Mixed-use development and rehabbed buildings front Sarah; and Papin is closed at Vandeventer. New multi-family development and potential warehouse redevelopment fronts Papin. Mixed-use development fronts Manchester and Vandeventer, where there is a new green plaza and an improved intersection. Surface and structured parking serve the site. A signature building (such as a grocery store) is located adjacent to a new road through the site.

A Vision for the FOREST PARK SOUTHEAST NEIGHBORHOOD



- Commercial Development
- Mixed-Use Development
- Multi-Family Residential
- Single Family Residential
- Destination Development
- Surface Parking
- Structured Parking
- Rehabbed Buildings
- Existing Buildings
- Public Streets
- Park or Public Space
- Plaza
- Intersection Improvements



Aerial Photo 2014



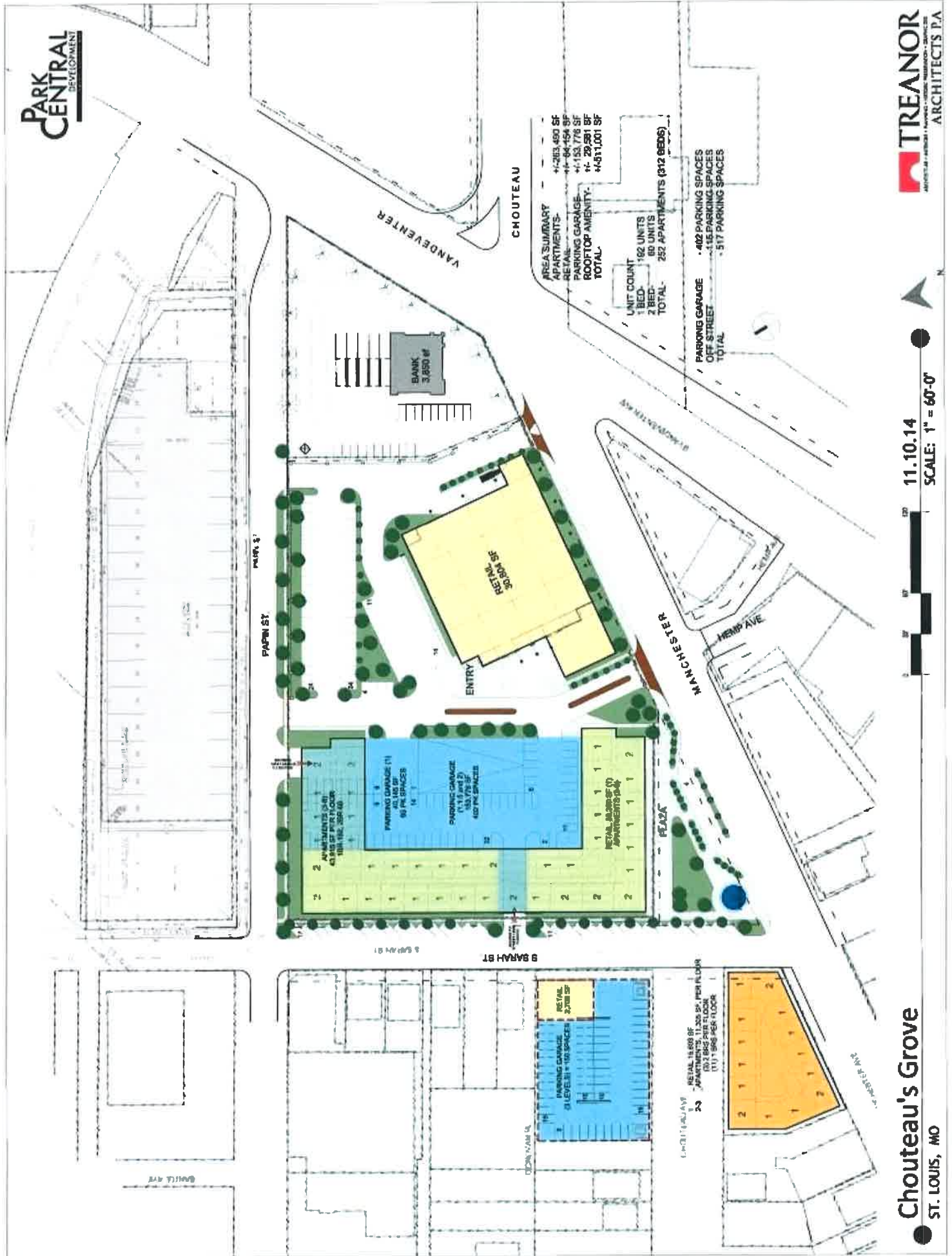
 Chouteau Gateway



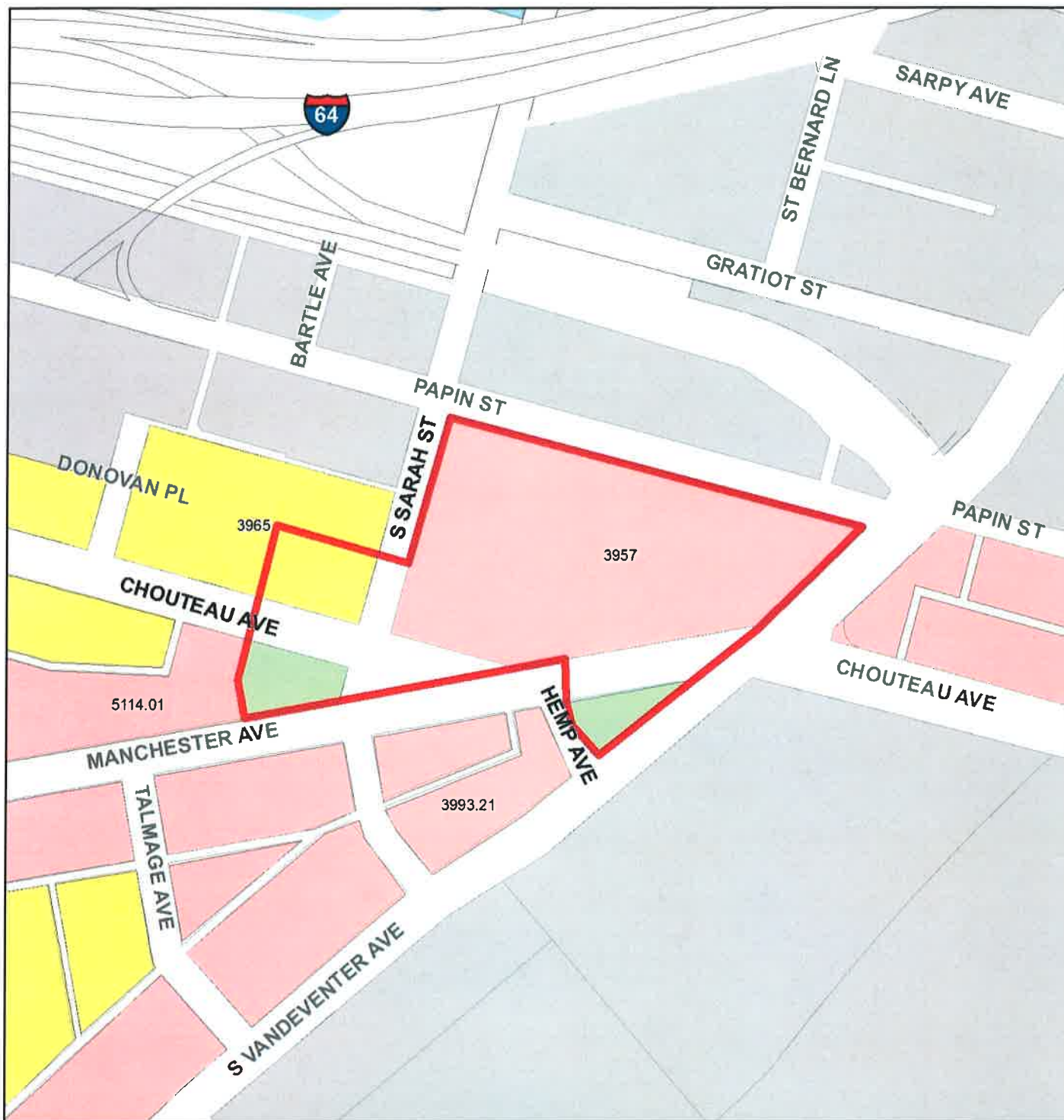
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11.10.14
SCALE: 1" = 60'-0"

Chouteau's Grove
ST. LOUIS, MO



Existing Strategic Land Use Plan



Chouteau Gateway

Strategic Land Use Categories

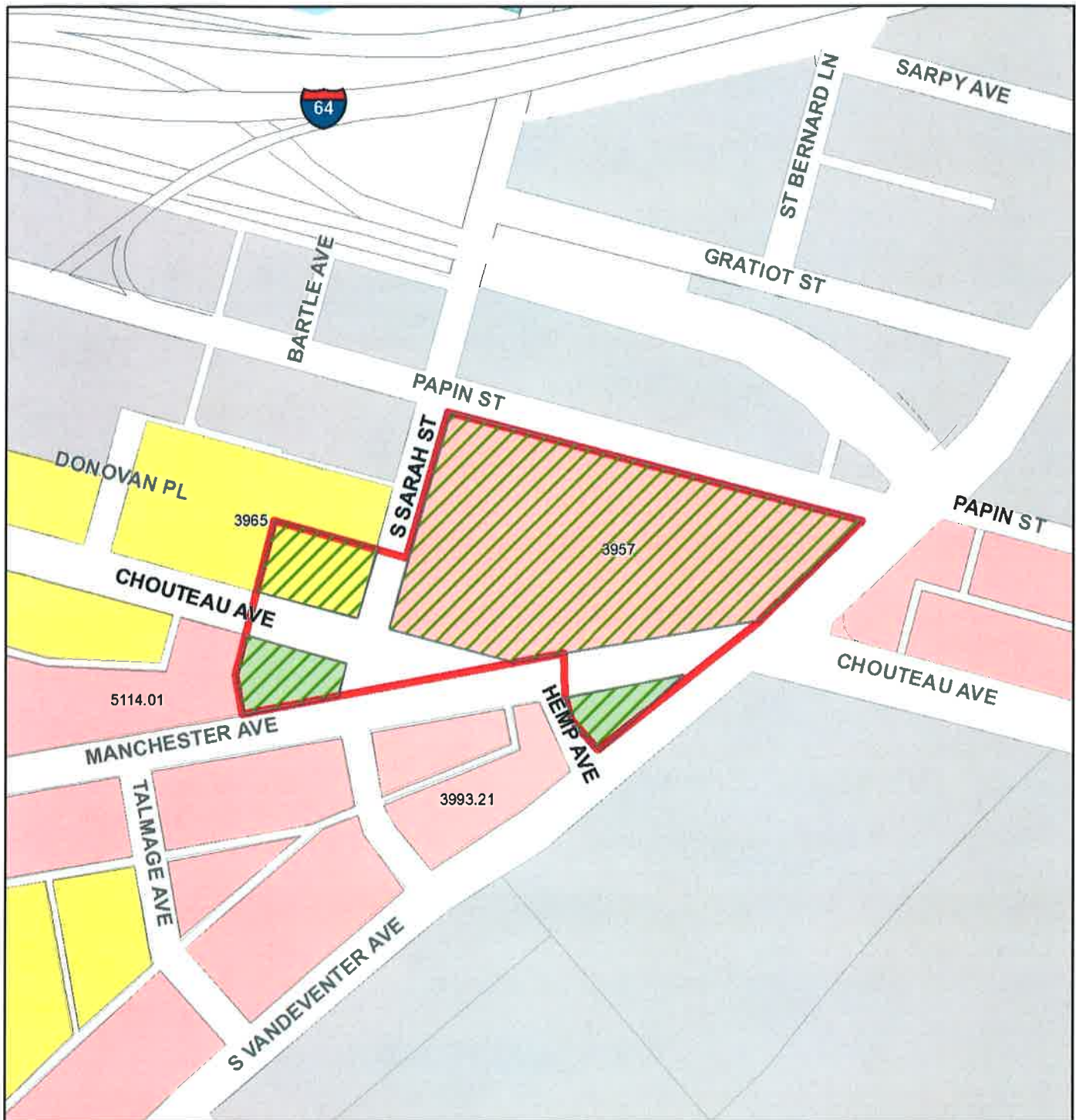
- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreational/ Open Space Preservation and Development Area

- Business/ Industrial Preservation Area
- Business/ Industrial Development Area
- Institutional Preservation and Development Area
- Specialty Mixed Use Area
- Opportunity Area




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Proposed Strategic Land Use Plan Amendment #13





 Chouteau Gateway

 Change from NPA, NCA or ROSPDA to SMUA

Strategic Land Use Categories

-  Neighborhood Preservation Area
-  Neighborhood Development Area
-  Neighborhood Commercial Area
-  Regional Commercial Area
-  Recreational/ Open Space Preservation and Development Area

-  Business/ Industrial Preservation Area
-  Business/ Industrial Development Area
-  Institutional Preservation and Development Area
-  Specialty Mixed Use Area
-  Opportunity Area



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